



Housing Authority of the City of Alameda

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MINUTES

SPECIAL MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD TUESDAY, SEPTEMBER 29, 2009

The Commission was called to order at 7:02 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Pratt, Schlueter and Chair Kurrasch

Absent: None

2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Schlueter seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held August 19, 2009. The minutes were accepted.

*2-B. Budget Variance Report. This was for information only.

*2-C. Recommend Extension of Flooring Replacement Contract. The Housing Commission recommends the Board of Commissioners:

1. Extend the contract with Bay Area Contract Carpets for one year for an amount not to exceed \$154,000 to replace floor covering in Housing Authority properties; and to
2. Authorize the Executive Director to execute the extension with Bay Area Contract Carpets.

*2-D Recommendation to enter into an agreement with Comcast of Alameda, Inc. for cable television access to all Housing Authority Complexes and providing an easement onto the Housing Authority Properties. The Housing Commission recommends the Board of Commissioners authorize the Executive Director to execute the Services and Compensation Agreements and provide a Grand of Easement to Comcast of Alameda, Inc.

3. AGENDA

3-A. Award Contract to Provide Legislative Consulting Services. Executive Director Michael Pucci explained that this item is for obtaining consulting services to assist the Housing Authority in being named a Moving to Work (MTW) agency by HUD. Mr. Pucci explained the MTW program and how it would benefit the community, our tenants, and the Housing Authority. Mr. Pucci explained the process for being named an MTW agency and how special legislation is needed and we will need the help of our two Senators and Congressman.

Commissioner Pratt moved awarding a one-year contract with an amount not to exceed \$65,000 to Murray, Montgomery, and O'Donnell to provide legislative consulting services. Commissioner Balde seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

Former Housing Commissioner Nancy Gormley wished Commissioner Schlueter good luck. Ms. Gormley stated it can be problematic to open the door on meeting nights because of her busy schedule. She asked Commissioners to work on a back-up plan.

Speaker Michael Torrey mentioned that Mayor Johnson is considering appointing a new Housing Commissioner by October 6th. Mr. Pucci stated the new Housing Commissioner under consideration is Cullen Jones, Esperanza resident. Chair Kurrasch said the Housing Authority is still looking for other candidates. Mr. Cullen will be appointed in October and attend the meeting for a quorum. Mr. Pucci said the board has been short a few member during the past year. He said the Mayor, City Manager and City Clerk have been discussing appointing people to the Housing Commission from other boards and commissions as they step down.

5. COMMISSIONER COMMUNICATIONS

Commissioner Pratt is going to the NAHRO National Conference in Washington, DC, in October. Mr. Pucci said one of Mr. Montgomery's staff members will be meeting with him in Washington, DC to accompany him to appointments with Congressmen and Senators.

Commissioner Schlueter said this is his last meeting, he has moved to Antioch. He thanked the Commission for the opportunities he has had. He and Mr. Pucci discussed the progress of the no smoking projects at Housing Authority complexes. Commissioner Schlueter said he and Nancy Gormley, in conjunction with Serena Chen of the American Lung Association, met with Mayor Johnson about incorporating a policy for the City of Alameda. The Mayor is in the process of investigating the possibility. Ms. Gormley said the Mayor was impressed with the facts that Ms. Chen brought, particularly on second-hand smoke. Commissioner Schlueter said he will miss everyone and Chair Kurrasch concurred. Chair Kurrasch thanked him for his years of service and presented him with a certificate of appreciation.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:27 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary